



Pen Y Cae Lane, Swansea, SA4 6RX Offers Over £750,000

INCREDIBLE BESPOKE DETACHED HOME featuring FIVE BEDROOMS, including a HUGE TOP FLOOR MAIN SUITE, THREE LUXURY EN-SUITE BATHROOMS, FAMILY BATHROOM & WC. The ground floor comprises TWO EXPANSIVE RECEPTION ROOMS with a STUNNING OPEN PLAN KITCHEN/DINING SPACE with BI-FOLD DOORS to the garden. With FINE ATTENTION TO DETAIL across the BUILD with immaculate decor and a CONTEMPORARY TONE throughout. A true 'lifestyle home' the LAYOUT is VERY PRACTICAL and HIGHLY SUITED to LARGE FAMILIES, those with a MULTI-GENERATIONAL REQUIREMENT or buyers looking for EXCEPTIONAL OUTDOOR SPACE with options for a GYM and a HOME OFFICE.

This beautifully constructed home is set within PRIVATE GROUNDS of just under one acre with wrap around gardens and sweeping driveway leading to the DOUBLE GARAGE, with HOME OFFICE/WORKSHOP to the rear. The landscaping has been thoughtfully created and is suitable not only for ENTERTAINING & DINING OUT but also for children playing & pets to roam.

A UNIQUE CUSTOM BUILD with SPACE and STYLE in abundance. Check out our LOCATIONAL/WALK IN VIDEO with drone footage and get ready to fall in love...

www.smithshomes.com

Hallway

18'3" x 12'4" (5.57 x 3.77)



Elegant entrance hallway featuring a muted colour palette combined with gloss white tiling (with underfloor heating) natural oak woodwork & glass bannister.

Reception Room One

26'4" x 15'7" (8.05 x 4.76)



One of three expansive living areas, comprising ceramic tiles, chrome sockets, tv point and PVCu bay windows with sash openings to the front aspect.

WC

9'0" x 4'8" (2.75 x 1.43)



Generous fully tiled ground floor cloakroom, with oversize led mirror, deep drawer sink unit in contrasting duck egg blue and WC.

Kitchen/Dining Room

34'1" x 12'4" (10.40 x 3.76)



Beautifully installed kitchen/dining space with a contemporary range of units in gloss grey with composite worktops & island, handle-less doors & drawers and stainless steel sink. Featuring a generous range of integral appliances, including wine cooler, integrated dishwasher, cabinet mounted double oven & microwave, gas hob with ceiling extractor & integral lighting. Also with tiled flooring, underfloor heating, recessed spotlights, triple pendant lighting over the dining area, PVCu windows, PVCu patio doors and bi-fold doors to the rear garden which opens up the space seamlessly to the outdoor dining area.

Utility Room

12'0" x 9'8" (3.67 x 2.96)

Large utility room comprising tiled flooring, PVCu windows & door to the rear garden and a generous range of base units with worktop & space for appliances.

Reception Room Two

24'9" x 15'3" (7.55 x 4.65)



Further sizeable reception room with tiled flooring, underfloor heating, tv point, chrome sockets and dual aspect PVCu windows.

Gallery Landing

21'0" x 12'5" (6.41 x 3.79)



Stylish landing comprising wrap around galleried bannister, tiled flooring, dual column radiators, PVCu sash windows to the front aspect with views over the driveway & garden and further staircase up the to second floor.

Bedroom One

19'6" x 15'3" (5.95 x 4.66)



One of five expansive double bedrooms and one of three with an en-suite bathroom, also comprising walk in closet, fitted carpet, radiator, tv point and dual aspect PVCu windows.

En-Suite One

8'11" x 4'9" (2.74 x 1.46)



Every bathroom in the house is of an exception level of design & quality. En-Suite One features a double walk in shower, oversize sink unit with deep drawers, led mirror, heated anthracite towel rail & WC.

Bedroom Two

18'2" x 15'7" (5.55 x 4.76)



Almost a mirror image of bedroom one, comprising generous dimensions, walk-in closet and en-suite bathroom. Also featuring fitted carpet, dual aspect PVCu sash windows, tv point, radiator and door through to the en-suite bathroom.

En-Suite Two

8'11" x 6'1" (2.74 x 1.87)



Second exceptional fully tiled en-suite bathroom, with PVCu windows, led mirror, double walk-in shower, sink with deep storage drawer and WC.

Bedroom Three

15'3" x 12'1" (4.67 x 3.69)



Third double bedroom featuring dual aspect PVCu sash windows, fitted carpet, radiator and tv point.

Bathroom

12'4" x 8'5" (3.76 x 2.58)



Beautifully crafted luxury bathroom with PVCu sash windows, recessed spotlights overhead, led mirror, sink/storage units in dove grey and stunning freestanding tub with floor mounted tap,

Bedroom Four

15'4" x 11'11" (4.68 x 3.65)



Fourth generous double bedroom comprising dual aspect PVCu windows, radiator and fitted carpet.

Upper Landing

6'5" x 5'9" (1.97 x 1.76)



Second floor landing with storage cupboard, Velux window, laminate flooring and doors to the main bedroom, luxury en-suite and walk-in closet. The closet is well equipped with storage units & hanging rails, laminate flooring & Velux window.

Bedroom Five

24'11" x 16'8" (7.61 x 5.10)



Luxurious & tranquil main bedroom suite featuring multiple Velux windows which flood natural light into the property, radiators, tv point and dual balconies with beautiful far reaching countryside & estuary views.

En-Suite Three

16'7" x 12'1" widest (5.08 x 3.69 widest)



Third luxurious bathroom with Velux window, PVCu sash windows, tiled flooring, stainless steel feature radiator, open shower, dual sink unit, led mirror, WC and incredible XL jacuzzi bath with remote control tv overhead.

Office

14'8" x 7'11" (4.48 x 2.42)



The detached office is located to the rear of the property and features laminate flooring, a sink and PVCu bi-fold doors to the garden.

Double Garage



The double garage comprises an electric up and over door, PVCu windows and single door to the side aspect. Currently used as a gym, the space is large enough to fit two vehicles, with extra space for storage.

External



Situated at the head of a private no through road, flanked by countryside with stunning views. The picturesque landscaped grounds of just under an acre are fully enclosed with electric gate to the front. The wrap around gardens feature artificial grass & stone paving/chippings to the rear and have been designed not only to create a fabulous space for dining out and entertaining, but also to ensure that children and pets have a safe place to play and explore. The driveway is very generous with space for multiple vehicles. Views from the upper floors and balconies are far reaching across the countryside towards the estuary.

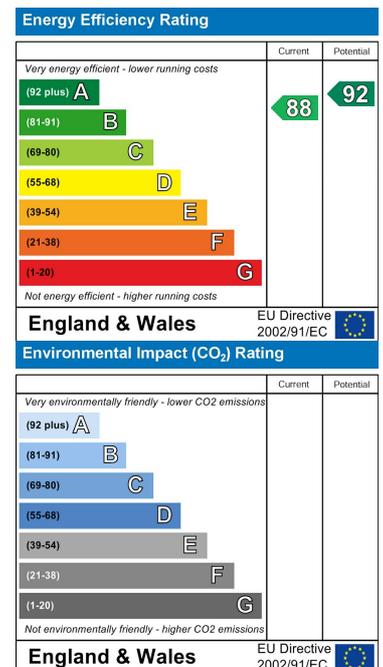
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com